



**APPLICATION ACCEPTED:** December 18, 2012  
**PLANNING COMMISSION:** April 4, 2013  
**BOARD OF SUPERVISORS:** Not yet scheduled

## County of Fairfax, Virginia

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**March 20, 2013**

### **STAFF REPORT**

**SEA 2006-MA-031**

### **MASON DISTRICT**

<b>APPLICANT:</b>	The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Michael Catholic School and Church)
<b>ZONING:</b>	R-4 (Residential, 4 du/ac)
<b>PARCEL:</b>	71-1 ((9)) 7A
<b>ACREAGE:</b>	45.24 acres
<b>FAR:</b>	0.079
<b>OPEN SPACE:</b>	75%
<b>PLAN MAP:</b>	Institutional
<b>SE CATEGORY:</b>	Category 3 – Church with Private School of General Education, Child Care Center, and Nursery School
<b>PROPOSAL:</b>	To amend SE 2006-MA-031, previously approved for a congregate living facility (priests' retirement home), place of worship with a maximum of 1,254 seats, and private school of general education with a maximum daily enrollment of 370 students, to permit the addition of a nursery school and child care with no change to the number of seats in the church, the maximum daily enrollment of the school, or the overall/approved FAR.

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Joe Gorney

## STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2006-MA-031 subject to the proposed development conditions in Appendix 1.

Staff recommends reaffirmation of the previous modification to the transitional screening requirement along the north, east, and south property lines in favor of the existing vegetation as shown on the Special Exception Amendment plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

*O:\jgorney\SEA-2006-MA-031-St. Michael's Nursery\PC-STAFF\_REPORT-StMichaels-032013.docx*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception Amendment

SEA 2006-MA-031



Applicant: THE MOST REVEREND PAUL S. LOVERDE,  
BISHOP OF THE CATHOLIC DIOCESE OF  
ARLINGTON, VIRGINIA AND HIS

Accepted: 12/18/2012  
Proposed: AMEND SE 2006-MA-031 PREVIOUSLY  
APPROVED FOR A PLACE OF WORSHIP AND  
PRIVATE SCHOOL OF GENERAL EDUCATION,  
CONGREGATE LIVING FACILITY TO PERMIT  
NURSERY SCHOOL AND CHILD CARE

Area: 45.24 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect: 03-040403-0404

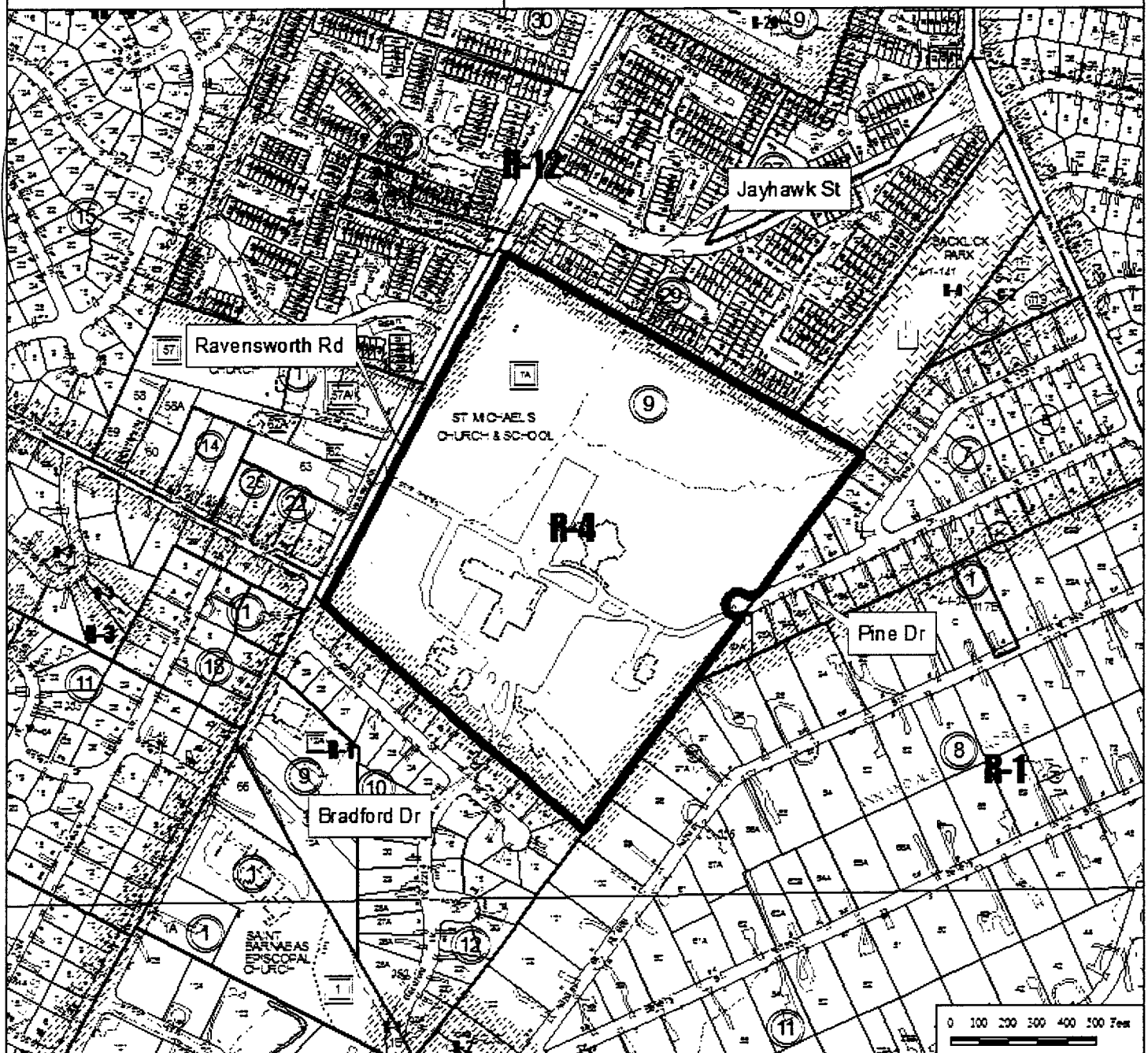
Art 9 Group and Use: 3-15 3-5

Located: 4601 RAVENSWORTH ROAD, ANNANDALE, VA 22003

Zoning: R-4

Plan Area: 1,

Map Ref Num: 071-1-/09/ /0007A



# SPECIAL EXCEPTION AMENDMENT PLAT

## SAINT MICHAEL'S PARISH

### LOTS 7A, 8, 9 AND 10

### COFFEY PROPERTY

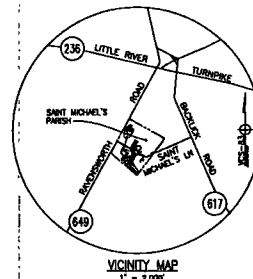
4601 RAVENSWORTH ROAD  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

#### ABBREVIATIONS

AC	ACRE	LP	LOW POINT
AC-FT	ACRE-FOOT	M	MEER
ASPH	ASPHALT	MAX	MAXIMUM
AVG	AVERAGE	MIN	MINIMUM
BF	BASEMENT FLOOR	MN	MANHOLE
BLDG	BUILDING	MM	MANHOLE
BMP	BEST MANAGEMENT PRACTICE	MON	MONUMENT
CB	CATCH BASIN	MW	MONITORING WELL
CP	CATCH PIPE	N	NORTH
CS	CATCH BASIN	N/H	NORTH OR FORMERLY
CUP	CURB	NO	NOT
CO	CORROGATED METAL PIPE	OC	ON CENTER
CONC	CONCRETE	OW	OVER HEAD ELECTRIC
CTV	CABLE TV	PC	POINT OF CURVATURE
CUM	CUMULATIVE	PO	POINT OF COMPOUND CURVE
CURB	CURB AND OUTLET	PI	POINT OF INTERSECTION
CAO	CATCH BASIN	PL	PROPERTY LINE
DIA	DIAMETER	PMP	PROBABLE MAXIMUM PRECIPITATION
DIP	DRAINAGE	PP	POWER POLE
DWG	DRIVEWAY	PRC	POINT OF REVERSE CURVE
D/W	DRIVEWAY	PREP	PRECIPITATION
EC	EDGE OF CONCRETE	PROP	PROPOSED
ECC	EDGE OF CONCRETE	PSI	POINTS PER SQUARE INCH
ELEV	ELEVATION	PT	POINT OF TANGENCY
EG	EDGE OF GRAVEL	PWMT	PAVEMENT
EP	EDGE OF PAVEMENT	Q	FLOW RATE
ES	END SECTION	RAD	RADIUS
ESMT	EASEMENT	RC	REINFORCED CONCRETE
EW	END WALL	RCF	REINFORCED CONCRETE PIPE
EX	EXISTING	REV	REVISION
FC	FACE OF CURB	RPA	RESOURCE PROTECTION AREA
FCWA	FAIRFAX COUNTY WATER AUTH.	RTW	RIGHT-OF-WAY
FCPS	FAIRFAX COUNTY PUBLIC SCHOOLS	SAN	SANITARY
FF	FRESH FLOOR	SEC	SECTION
FM	FORCE MAIN	SCS	U.S. SOIL CONSERVATION SERVICE
FOT	FOYER	SDF	SPILLWAY DESIGN FLOOD
FP	FLOOD PLAIN	SH	SHEET
FT	FEET	SPEC	SPECIFICATION
G/V	GAS VALVE	STD	STANDARD
GA	GALVANIZED	STA	STATION
GFA	GROSS FLOOR AREA	S/W	SIDEWALK
GR	GRASS	SWM	STORM WATER MANAGEMENT
GW	GUY WIRE	TC	TOP OF CURB
H/C	HANDICAP	TD	TOD
HEC	HYDROLOGIC ENGINEERING CENTER	TYP	TYPICAL
HGL	HYDRAULIC GRADE LINE	TM	TOP OF WALL
HP	HIGH POINT	UG	UNDERGROUND
HR	HOUR	UG	UNDERGROUND ELECTRIC
HT	HEIGHT	UP	UTILITY POLE
H2O	HIGHWAY LOAD FOR TRUCKS	VDOT	VIRGINIA DEPT. OF TRANSPORTATION
I	INTEREST	W	WATER
IO	INSIDE DIAMETER	WM	WATER METER
IN	INCHES	W/M	WATER MAIN
INV	INVERT	W/V	WATER VALVE
IP	IRON PIPE	YR	YEAR
IPS	IRON PIPE SET	%	PERCENT
JB	JUNCTION BOX	TOOT	TOOT OR MINUTE
L	LENGTH	IN/INCHES	INCH/INCHES OR SECOND
LAT	LATERAL	#	FOUND/NUMBER

#### LEGEND

EXISTING INTERMEDIATE CONTOUR	--- 137 ---	EXISTING FENCELINE	---
EXISTING MOOT CONTOUR	--- 140 ---	EXISTING WOODFENCE	---
EXISTING EDGE OF PAVEMENT	--- 142 ---	EXISTING CHAIN LINK FENCE	---
EXISTING CURB AND OUTLET	---	EXISTING UTILITY POLE	---
EXISTING TELEPHONE LINE	---	EXISTING WATERLINE W/ TREE	---
EXISTING TELEPHONE BOX	---	EXISTING WATER VALVE	---
EXISTING STORM SEWER	---	EXISTING FIRE HYDRANT	---
EXISTING STORM SEWER MH	---	EXISTING WATER METER	---
EXISTING SANITARY SEWER	---	EXISTING WELL	---
EXISTING SANITARY SEWER MH	---	EXISTING SIGN	---
EXISTING SANITARY CLEAROUT	---	EXISTING HC RAMP/SPACE	---
EXISTING ELECTRIC SERVICE	---	EXISTING PARKING INDICATION	---
EXISTING ELECTRIC SERVICE BOX	---	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	---
EXISTING SATELLITE DISH	---	EXISTING BOLLARD	---
EXISTING GAS LINE	---	EXISTING DOOR	---
EXISTING GASE VALVE	---	EXISTING STREET LIGHT	---
PROPERTY LINE	---	EXISTING SIGN LIGHT FIXTURE (SEE LIGHTING PLAN)	---
CENTERLINE	---	EXISTING LANDSCAPE LIGHT	---
EXISTING SPOT ELEVATION	---	EXISTING A/C UNIT	---
EXISTING TREE DWP LINE	---	BOUNDARY	---
EXISTING TREE	---		
EXISTING WHEELSTOP	---		
LIMITS OF CLEARING & GRADING	---		



ADDRESS:  
4601 RAVENSWORTH ROAD  
ARLINGTON, VA  
TAX MAP 0771-1 (01) 7A

OWNER & APPLICANT  
THE MOST REVEREND PAUL S. LOVERDE  
BISHOP OF THE CATHOLIC DIOCESE OF  
ARLINGTON, VIRGINIA, AND HIS  
SUCCESSORS IN OFFICE  
200 N. GLEBE RD  
ARLINGTON, VA 22203

#### ZONING TABULATIONS

ITEM	R-4 ZONE REQUIREMENTS	EXISTING
USE:	-	PLACE OF WORSHIP, INCLUDING CHURCH, PRIVATE SCHOOL, OF GENERAL EDUCATION AND CHURCHES LIVING FACILITY
LOT AREA	8,400 SF (MIN)	1,946,877 SF
MIN LOT WIDTH	70 FT	1,383 FT
MIN INTERIOR CORNER	80 FT	-
MAX. BUILDING HEIGHT	60 FT	29 FT
MIN FRONT YARD	25 FT	148 FT
MIN SIDE YARD	10 FT	53 FT
MIN REAR YARD	20 FT	59 FT
OPEN SPACE	MIN 15%	1,485,785 SF (75%)
TOTAL G.F.A.	-	157,466 SF
MAX F.A.R.	0.35	0.078

#### PARKING TABULATION

PLACES OF WORSHIP:  
CHURCH SEATING = 1,254  
PER ZONING ORDINANCE SECTION 11-108-3, ONE (1) SPACE PER FOUR (4) SEATS

#### SCHOOL - ELEMENTARY & INTERMEDIATE

PROF. NURSERY SCHOOL  
4 CHILD ONE = 70

PER ZONING ORDINANCE SECTION 11-108-25, 0.19 SPACE PER CHILD FOR A CENTER OR SCHOOL, WHICH HAS A MAXIMUM DAILY ENROLLMENT OF 99 CHILDREN OR LESS

JUNIOR SCHOOL (GRADE 1-3) = 135  
FACULTY AND STAFF = 12

PER ZONING ORDINANCE SECTION 11-108-17, ONE (1) SPACE FOR FACULTY AND STAFF MEMBERS PLUS FOUR (4) SPACES FOR VISITORS

SENIOR SCHOOL (GRADE 4-8) = 165  
FACULTY AND STAFF = 12

PER ZONING ORDINANCE SECTION 11-108-17, ONE (1) SPACE FOR FACULTY AND STAFF MEMBERS PLUS FOUR (4) SPACES FOR VISITORS

RECREATION  
RESIDENTS = 8 PRICES

PER ZONING ORDINANCE SECTION 11-103-10, ONE (1) SPACE PER GUEST ACCOMMODATION

CONVENT  
RESIDENTS = 8

PER ZONING ORDINANCE SECTION 11-103-10, ONE (1) SPACE PER GUEST ACCOMMODATION

MAINTENANCE BUILDING  
BUILDING ONE (1) STORY 2400 GFA

PER ZONING ORDINANCE SECTION 11-102-5, MINIMUM OF ONE (1) SPACE PER 1000 S.F. OF GROSS FLOOR AREA

CONGREGATE LIVING FACILITY  
RESIDENTS = 31 PRICES

PER ZONING ORDINANCE SECTION 11-103-4, MINIMUM OF ONE (1) SPACE PER THREE (3) RESIDENTS, PLUS ONE (1) SPACE FOR EACH EMPLOYEE

TOTAL REQUIRED SPACES  
ACCESSIBLE SPACES REQUIRED (7 CAR ACCESSIBLE AND 2 VAN ACCESSIBLE SPACES FOR 401-500 SPACES PROVIDED)

STANDARD SPACES PROVIDED  
ACCESSIBLE SPACES PROVIDED

TOTAL PROVIDED SPACES

#### NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 0771-1 (01) 7A
- TOTAL SITE AREA OF SAINT MICHAEL'S PARISH IS 44.8858 ACRES (1,948,877 SQUARE FEET).
- THE EXISTING ZONE IS R-4
- THE PROPOSED SPECIAL EXCEPTION AMENDMENT IS TO ADD A NURSERY SCHOOL AND CHILD CARE
- TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY LAND DEVELOPMENT CONSULTANTS, INC. IN AUGUST, 2004. THE DATUM IS USGS CONTIGUOUS INTERVAL OF TWO (2) FEET
- BOUNDARY SURVEY IS BY LAND DEVELOPMENT CONSULTANTS, INC.
- NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY
- THE SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA OF THE CHESAPEAKE OVERLAY DISTRICT. THE RESOURCE PROTECTION AREA (RPA) IS SHOWN FROM COUNTY CHESAPEAKE BAY MAPS AS ADOPTED NOVEMBER 11, 2004. THIS SITE IS ALSO LOCATED WITHIN EXISTING FLOOD PLAIN EASEMENT (08 3750, PG 495).
- THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. THERE ARE NO KNOWN PRIVATE WELLS OR SEPTIC FIELDS ARE PROPOSED ON THIS SITE
- THE OPEN SPACE AND PROPOSED LANDSCAPING SHALL BE MAINTAINED BY OWNER.
- THE LIMITS OF CLEARING AND GRADING, UTILITIES, LANDSCAPING, STRUCTURE DIMENSIONS, SETBACKS AND SITE LAYOUT SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO NECESSARY ADJUSTMENTS WITH FINAL ENGINEERING AND DESIGN
- ALL AREAS AND DIMENSIONS SHOWN HEREON ARE NECESSARILY APPROXIMATE AND THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE AS NECESSARY TO FACILITATE FINAL DESIGN
- NO LOUISIANA SYSTEM SHALL BE USED ON SITE EXTERIOR
- ALL LIGHTING SHALL BE BUILDING MOUNTED WITH FULL CUT OFF AND DIRECTED DOWNWARD TO MINIMIZE GLARE, 25 FEET OR MORE
- LANDSCAPING SHALL MEET OR EXCEED FAIRFAX COUNTY'S TREE REQUIREMENTS. EXISTING TREES SHALL BE SAVED WHERE FEASIBLE. ADDITIONALLY, THE QUANTITY AND LOCATION OF THE PROPOSED VEGETATION SHOWN HEREON IS APPROXIMATE. THE EXACT QUANTITY AND LOCATION SHALL BE DETERMINED AT THE TIME OF THE FINAL DESIGN. A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS FOR THE PRESERVATION OF EXISTING VEGETATION IS HEREBY REQUESTED
- LOCATION, DIMENSIONS AND LIGHTING OF ALL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12
- THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE
- ALL EXISTING STRUCTURES SHALL BE RETAINED

LAND DEVELOPMENT CONSULTANTS, INC.  
CIVIL ENGINEERING LAND PLANNING SURVEYING  
10800 MAIN STREET, SUITE 100, FAIRFAX, VA 22030  
703-426-1100  
www.landdevelopmentinc.com

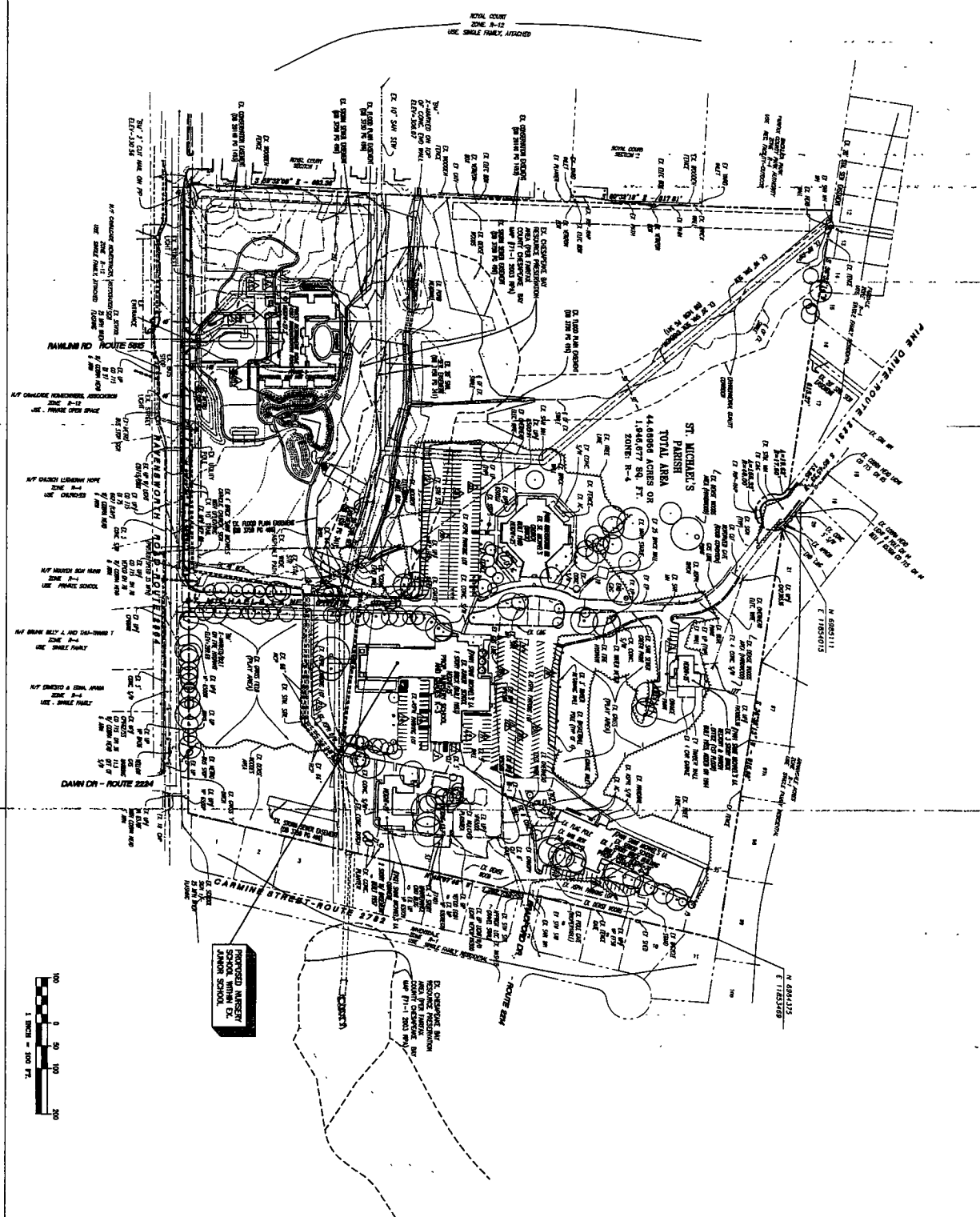


COVER SHEET  
SPECIAL EXCEPTION AMENDMENT PLAT  
SAINT MICHAEL'S PARISH  
LOTS 7A, 8, 9 AND 10, COFFEY PROPERTY  
4601 RAVENSWORTH ROAD  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

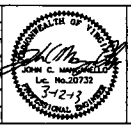
PROJ. NO. 11641-11  
SCALE: AS SHOWN  
DATE: 10/17/2012  
SHEET 1 OF 13



1. 10/17/14 SUBMISSION  
2. 10/17/14 SUBMISSION  
3. 10/17/14 SUBMISSION  
DATE: 10/17/2012  
SHEET 1 OF 13



PROBL. NO. 1144-11 SCALE: 1" = 100' DATE: 10/17/2012 SHEET 2 OF 13			
	3.	3/12/13	4TH SUBMISSION
	2.	3/01/13	3RD SUBMISSION
	1.	2/11/13	2ND SUBMISSION
REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL	



PLAN SHEET  
SPECIAL EXCEPTION AMENDMENT PLAT  
SAINT MICHAEL'S PARISH  
LOTS 7A, 8, 9 AND 10, COFFEY PROPERTY  
4601 RAVENSWORTH ROAD  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

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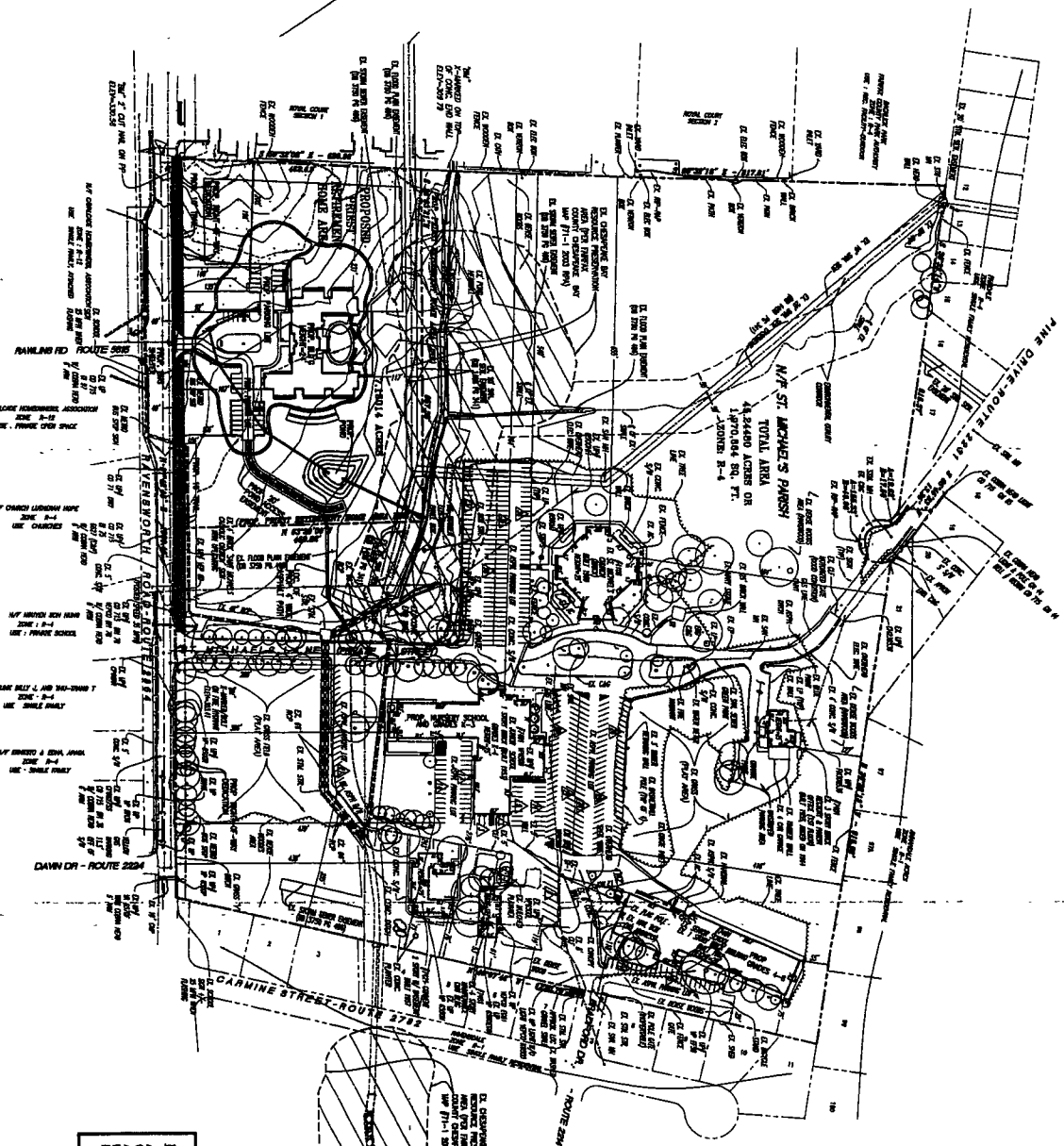
 **LAND DEVELOPMENT CONSULTANTS, INC.**  
CIVIL ENGINEERING • LAND PLANNING SURVEYING

10806 MAIN STREET, SUITE 700, FAIRFAX, VA 22030  
ph. 703 881 8800 fax. 703 273 7951  
[www.landdevelopment.ws](http://www.landdevelopment.ws) [mail@landdevelopment.ws](mailto:mail@landdevelopment.ws)





ADJ. COURT  
ZONE R-12  
SEE SINGLE PLAT, ATTACHED



PLAY AREA  
APPROXIMATELY 108,000 SQ. FT. OF  
OUTDOOR RECREATION AREA IS TO  
BE UTILIZED IN ACCORDANCE WITH  
FAIRFAX COUNTY ZONING ORDINANCE.

**NO CHANGES TO THIS SHEET**

DATE	REVISIONS	BY	DATE	REVISIONS	BY
1/1/00	1	DATE	1/1/00	1	DATE
2/1/00	2	DATE	2/1/00	2	DATE
3/1/00	3	DATE	3/1/00	3	DATE
4/1/00	4	DATE	4/1/00	4	DATE
5/1/00	5	DATE	5/1/00	5	DATE
6/1/00	6	DATE	6/1/00	6	DATE
7/1/00	7	DATE	7/1/00	7	DATE
8/1/00	8	DATE	8/1/00	8	DATE
9/1/00	9	DATE	9/1/00	9	DATE
10/1/00	10	DATE	10/1/00	10	DATE
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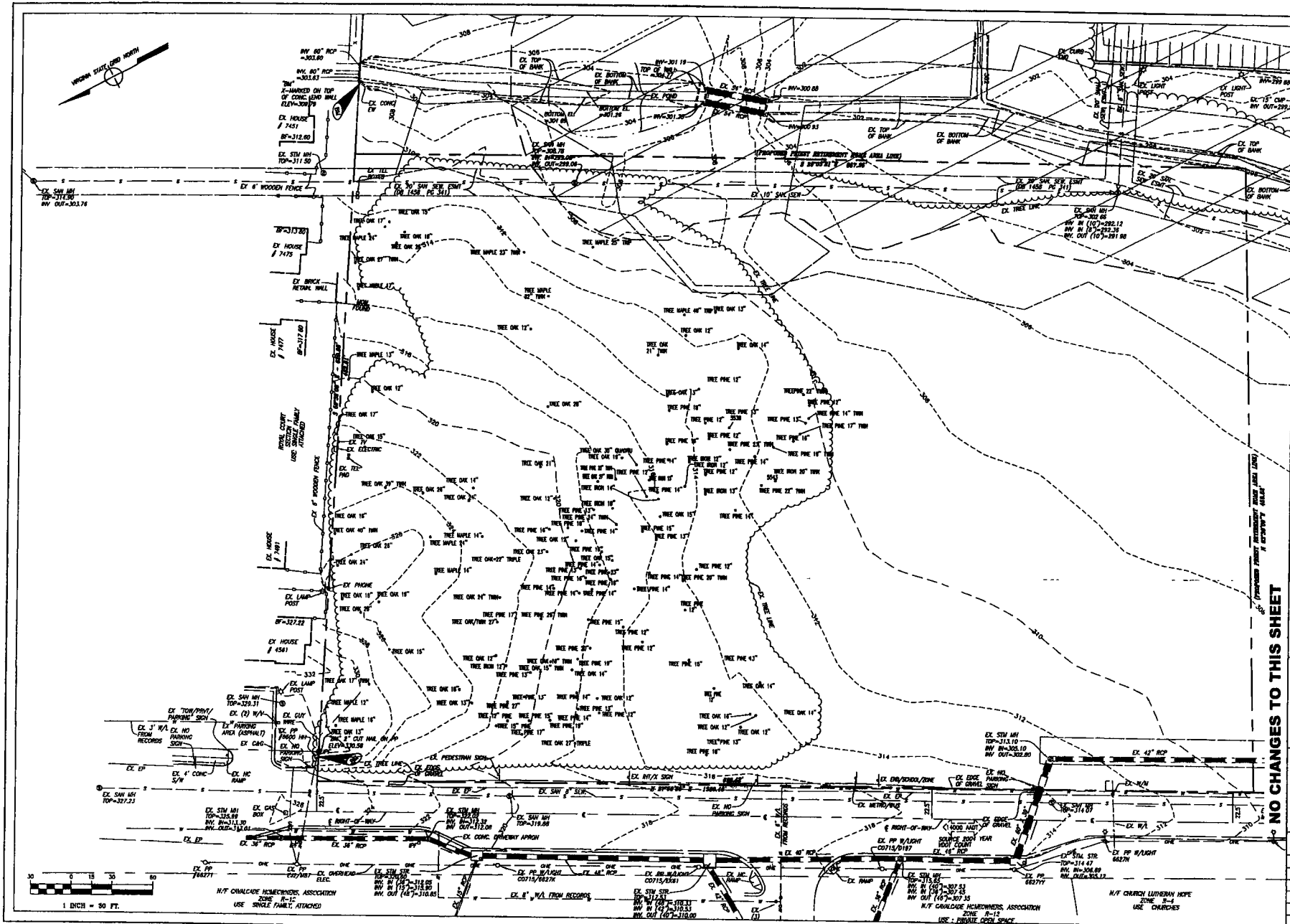
OVERALL SITE  
FOR ILLUSTRATIVE PURPOSES  
SPECIAL EXCEPTION PLAT  
PRIEST RETIREMENT HOME  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

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www.landdevelopment.ws mail@landdevelopment.ws







NO CHANGES TO THIS SHEET

**LAND DEVELOPMENT CONSULTANTS, INC.**  
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10808 MARY STREET, SUITE 700, FARMAS, VA 22030  
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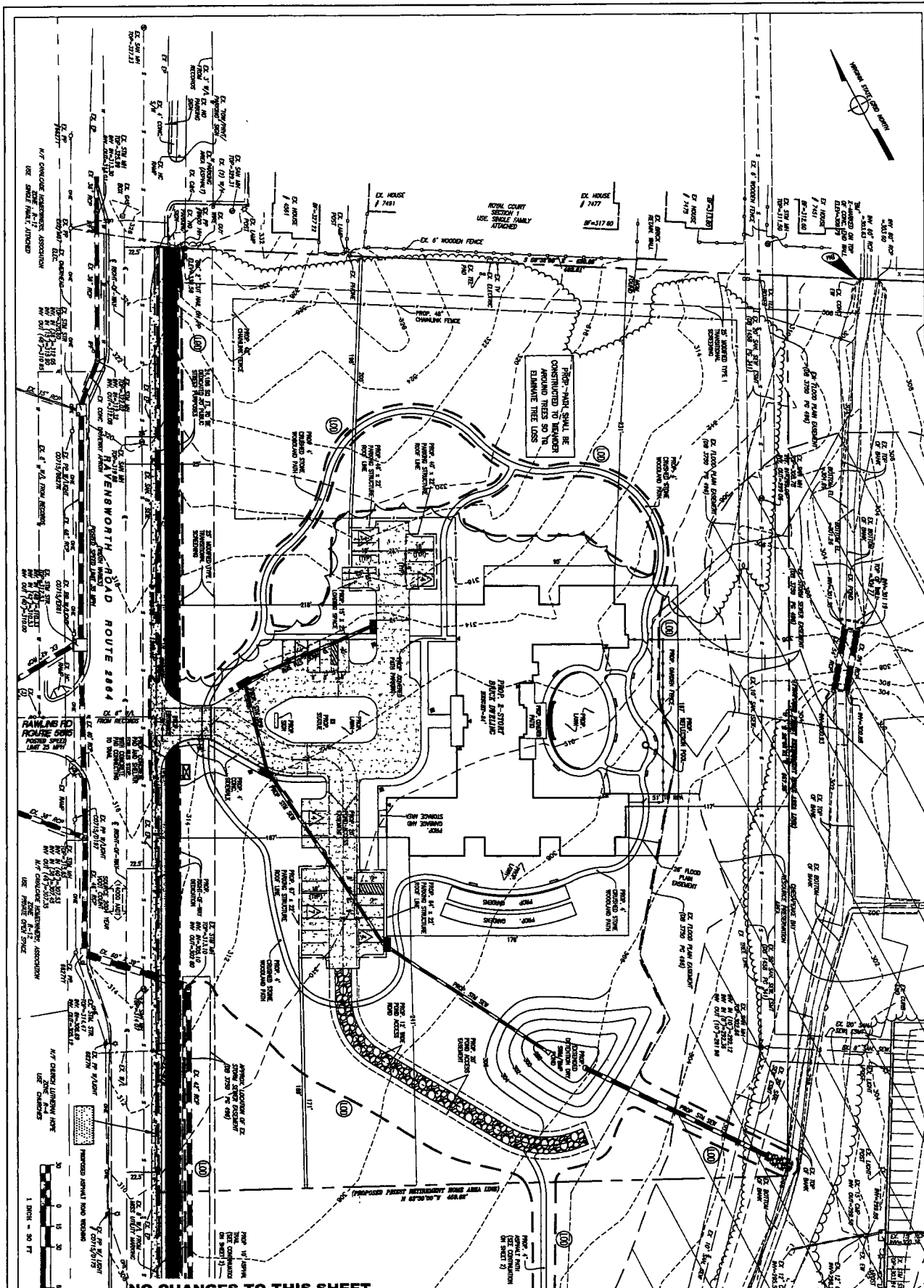
DATE: 02/17/2009  
SHEET 4 OF 11  
6 OF 13

**EXISTING CONDITIONS PLAN**  
**SPECIAL EXCEPTION PLAT**  
**PRIEST RETIREMENT HOME**

MASON DISTRICT, FARMAS COUNTY, VIRGINIA

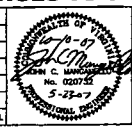
DATE: 02/17/2009  
SHEET 4 OF 11  
6 OF 13





**NO CHANGES TO THIS SHEET**

NO.	DATE	REVISIONS	BY	CHKD.	APP'D.
1	5/2/01	ISSUED FOR PERMIT	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
2	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
3	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
4	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
5	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
6	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
7	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
8	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
9	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS
10	5/15/01	REVISED PER COMMENTS	J. C. WATKINS	J. C. WATKINS	J. C. WATKINS



**PROPOSED CONDITIONS PLAN  
SPECIAL EXCEPTION PLAT  
PRIEST RETIREMENT HOME**  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

**REMARKS:**  
THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS A MAJOR FACTOR IN THE DESIGN OF THE RETIREMENT HOME. ELIMINATE TREE LOSS.

**LAND DEVELOPMENT CONSULTANTS, INC.**  
CIVIL ENGINEERING - LAND PLANNING - SURVEYING

10806 MAIN STREET, SUITE 700, FAIRFAX, VA 22030  
ph. 703.691.6000 fax. 703.673.7951  
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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TECHNOLOGY, FAIRFAX COUNTY  
CHESAPEAKE BAY PRESERVATION AREA  
REVISED 08/01/05



**B.**

**B.**

[illegible]

**COLLEGE NARRATIVE**

POINT "X," "Y," AND "Z."  
POINT "X" IS 150 FEET FROM THE IMPROVED MAIN ROAD OFFRAMP.  
POINT "Y" IS 150 FEET FROM THE IMPROVED MAIN ROAD OFFRAMP.  
POINT "Z" IS 150 FEET FROM THE IMPROVED MAIN ROAD OFFRAMP.

## OUTFALL SUMMARY

POINT	DESCRIPTION	DRAINAGE		1.5 IN. DIA. 20' DIA. 10' DIA.
		AREA	IC	
A	150' DRAIN STRIP FROM THE DISTURBED AREA (SEE DIST. FROM ROAD)	75	15	0.50
B	PROPOSED YIELD	111	20	0.65
C	A POINT FROM THE CONSTRUCTING AREA	300	20	0.60
				0.72
				77.00
				84.5

## HYDRAULIC ANALYSIS

POINT	DESCRIPTION	CHANNEL SIZE			N VALUE	WATER DEPTH	VELOCITY	REMARKS
		BOTTOM (FT)	DEPTH (FT)	CHANNEL SIZE (FT/FT)				
A	INVESTIGATE MATERIAL CHANNEL, SEE SLIPS 11, LOCATE CONCRETE PILE BENT 11 SLIPS WITH 1 X 2 TO 2 FEET DIA. BARS AND CONCRETE STRIPS NEAR FLOWLINE. OCCASIONAL GRASSING BENT AREA, POINT THROUGH SLIPS. SLIPS HAVE WITH SLIPS COVERED WITH GRAVEL. (SEE DRAWING)	6	1.1	0.025	0.020	2.32	5.42	THE WATER DEPTH IS SLIGHTLY DEEPER THAN THE CHANNEL DEPTH BECAUSE OF THE SLOW FLOW SPEED AND THE GRAVEL IS STILL UNDER THE SLIPS. THE GRAVEL IS NOT COVERED THE SLIP'S BOTTOM AND THE CHANNEL AND THE SLIP WILL BE COVERED
B	CONCRETE RECTANGULAR CHANNEL	10	5	VERTICAL	0.020	0.013	2.87	23+ ANALYSIS IS FOR CONCRETE CHANNEL FOR CONC. CHANNEL
C	10' CONCRETE PILE T- LOCATED CHANNEL WITH GRASSY BEDROCK	12	8	0.1 (H) 1.0 (V)	0.020	0.040	6.85	ANALYSIS IS FOR CONCRETE CHANNEL FOR GRAIN CHANNEL

[illegible][illegible]

**NO CHANGES TO THIS SHEET**

PROG NO. 11441-2E	5/23/01	STAFF COMMENTS	
SCALE: 1" = 400'	5/13/01	STAFF COMMENTS	
DATE: 10/14/2004	5/3/01	STAFF COMMENTS	
SHEET: 7 OF 11	3/21/01	STAFF COMMENTS	
9 OF 13	2/3/01	STAFF COMMENTS	
	1/26/00	COUNTY COMMENTS	

DATE: REVISIONS PRIOR TO APPROVAL

SWM/BMP & OUTFALL  
NARRATIVES AND COMPUTATIONS  
SPECIAL EXCEPTION PLAT  
PRIEST RETIREMENT HOME  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

**RELINQUISHMENT OF DOCUMENTS**

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8	3/13/00	STAFF COMMENTS
5	4/13/00	STAFF COMMENTS
4	4/3/00	STAFF COMMENTS
3	3/15/00	STAFF COMMENTS
2	3/3/00	STAFF COMMENTS
1	1/26/00	COUNTY COMMENTS
REV	DATE	REASON FOR ITS APPROVAL





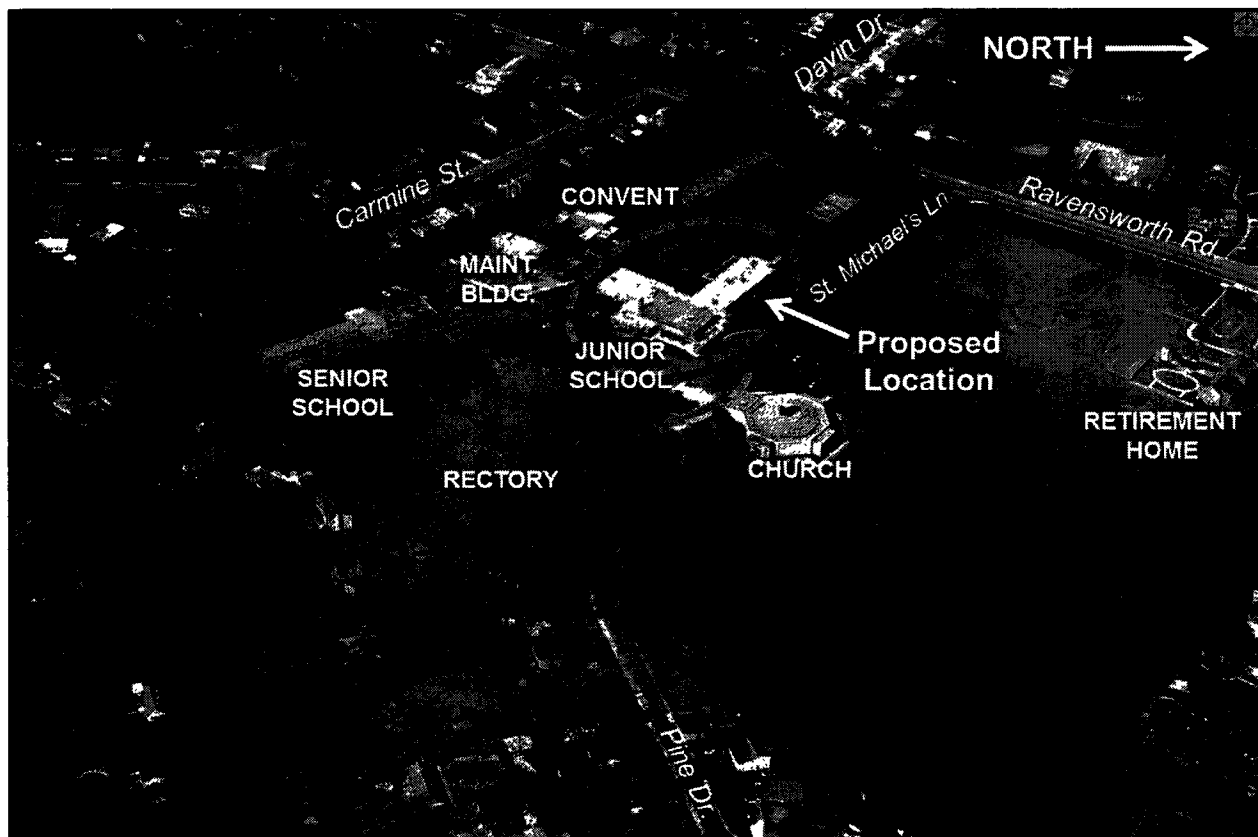




**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**APPLICATION DESCRIPTION**

The applicant, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Michael Catholic School and Church), requests approval of an amendment to SE 2006-MA-031, previously approved for a congregate living facility (priests' retirement home), place of worship with a maximum of 1,254 seats, and private school of general education with a maximum daily enrollment of 370 students, to permit the addition of a nursery school and child care. The project site consists of one parcel, located at 4601 Ravensworth Road, with a total of 45.24 acres, and is contained within the Residential (R-4) Zoning District. The school currently serves Kindergarten through eighth grade. The proposed use would be housed in the existing junior school building with no increase in the currently permitted maximum daily enrollment of 370 students. No access or site modifications are proposed with the amendment.



**Aerial View of the Project Site looking west toward Ravensworth Road**

### Waivers and Modifications:

No new waivers or modifications have been requested with this application. Staff recommends reaffirmation of a previously approved modification to the transitional screening requirement along the north, east, and south property lines in favor of the existing vegetation as shown on the Special Exception Amendment plat.

A reduced copy of the submitted Special Exception Amendment plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2 and 3, respectively. Staff analyses are included in Appendices 4 and 5 and the applicable Zoning Ordinance standards are included in Appendix 6.

## LOCATION AND CHARACTER

### Site Description:

The 45.24-acre site is located on Parcel 71-1 ((9)) 7A at 4601 Ravensworth Road and on the east side of Ravensworth Road, between Little River Turnpike and Braddock Road. The site currently houses a 1,254-seat church, rectory, junior school (Grades K through 3), senior school (Grades 4-8), convent, priests' retirement home, and maintenance building. Parking for all uses is provided through surface lots. Approximately one-third of the site is forested. The site contains approximately four acres of Resource Protection Area.

Properties to the north feature single-family attached houses. Backlick Park is adjacent to the northeast corner of the site. Properties to the east and south feature single-family detached houses. Properties to the west feature single-family attached and detached houses, and a church.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Backlick Park, Single-Family Attached Houses	R-4, R-12	Public Park, Residential at 8-12 du/ac
East	Single-Family Detached Houses	R-1, R-4	Residential at 0.5-1 du/ac, Residential at 3-4 du/ac (Community Improvement Area)
South	Single-Family Detached Houses	R-1	Residential at 0.5-1 du/ac
West	Church, Single-Family Detached Houses, Single-Family Attached Houses	R-4, R-12	Institutional, Residential at 3-4 du/ac, Residential at 5-8 du/ac

## BACKGROUND

SE 2006-MA-031 was approved by the Board of Supervisors on June 4, 2007, which permitted a continuation of a church with a private school of general education with a total enrollment of 370 students and which permitted a congregate living facility (priests' retirement home).

The original church was constructed in 1960, which predated the Zoning Ordinance requirement for a special exception or special permit approval. The land use approvals on the property date to 1962, when a special permit was approved by the Board of Zoning Appeals for the operation of a private school. The buildings were constructed during the following years:

- Junior School – 1953
- Rectory – 1955
- Convent – 1957
- Church – 1960
- Senior School – 1962
- Retirement Home – 2008

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	I
<b>Planning District:</b>	Annandale
<b>Planning Sector:</b>	A-10 – Ossian Hall
<b>Plan Map:</b>	Institutional
<b>Plan Text:</b>	

**Fairfax County Comprehensive Plan, 2011 Edition; Area I; Annandale Planning District, as amended through 6-19-2012; A10 – Ossian Hall Community Planning Sector; Pages 154, 155, 157, & 160:**

## RECOMMENDATIONS

### Land Use

"The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

3. "Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment."

**ANALYSIS**

**Special Exception Amendment Plat:** (copy at front of staff report)  
**Title:** St. Michael's Parish  
**Prepared by:** Land Development Consultants, Inc.  
**Original and Revision Dates:** October 17, 2012, as revised through March 12, 2013  
**Number of Pages:** 13

Proposal: The proposal includes the addition of a nursery school and child care to an existing church and private school of general education. The school currently serves Kindergarten through eighth grade with a maximum permitted enrollment of 370 students. The proposed use would be housed in the existing junior school building and would operate under the existing student capacity limit of 370 students. The previously approved start time of 7:45 a.m. would be modified slightly to 7:30 a.m. so that the hours of operation would be from 7:30 a.m. to 7:00 p.m., Monday through Friday.

The preschool would operate within two existing classrooms; one classroom would be used for 3-year olds and the other for 4-year olds. While some internal renovation would be required of the two preschool classrooms, no structural improvements or exterior construction is planned. The preschool would operate from Monday through Friday and have two sessions: a morning session from 8:15-11:15 a.m. and an afternoon session from 12:00-3:00 p.m. It is anticipated that 3-year olds would attend two sessions a week and that 4-year olds would attend three sessions a week.

Supervised care would be made available for all students before and after school during the normal hours of operation, 7:30 a.m. to 7:00 p.m., Monday through Friday, and may be considered as child care.

Existing Site Conditions: The site currently houses a 1,254-seat church, rectory, junior school (Grades K through 3), senior school (Grades 4-8), convent, priests' retirement home, and maintenance building. Parking for all uses is provided through surface lots. These uses will continue. Approximately one-third of the site is forested. The site contains approximately four acres of Resource Protection Area. No access or site modifications are proposed with the amendment.

Access and Parking: Access to the junior school is provided from St. Michael's Lane, a private road that intersects with Ravensworth Road. The student drop-off and pick-up location is within the center of the property at the junior school and would not impact any public roads. The property currently has more parking spaces than required by the Zoning Ordinance. Student drop-off, student pick-up, and school parking would remain unchanged.

No changes to the previously approved landscaping, open space, or stormwater management system are proposed.

### **Land Use Analysis**

The subject property is designated as Institutional by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text recognizes the presence of stable residential neighborhoods within the area and states that infill development in these neighborhoods should be of a compatible use, type, and intensity.

Additionally, churches, chapels, temples, synagogues, and other such places of worship with a child care center, nursery school, or private school of general or special education are allowed by special exception in the R-4 Zoning District.

The proposed use would be housed in an existing school building, would operate under the existing student capacity limit, and would not entail any external physical changes to the campus. The proposed preschool is a logical extension of the current academic program at the school and would enhance learning opportunities. Staff finds that the proposed use is in harmony with the Comprehensive Plan.

### **Transportation Analyses (Appendices 4 & 5)**

Agency comments were received from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). Comments and recommendations included the following:

#### **FCDOT (Appendix 4)**

##### Turning Movements:

Staff recommended that the applicant provide a left-turn warrant analysis for the intersection of Ravensworth Road and St. Michael's Lane and, if warranted, provide the subject left-turn lane. In response to staff comments, the applicant hired a traffic engineering consultant to complete a turn lane warrant analysis and intersection assessment for the proposed use at the intersection of Ravensworth Road and St. Michael's Lane based on existing traffic volumes. The analysis found that a southbound left-turn lane on Ravensworth Road is warranted based on a strict application of the VDOT Road Design Manual warrant criteria. However, the analysis noted that the warrant is met in greater part due to the existing traffic along Ravensworth Road and not directly related to the activities of the church and school. Additionally, the analysis noted that the mainline movements (northbound and southbound) currently operate at overall adequate levels of service, that the peak hour queues for the southbound lane are negligible during the peak hours of the school, and that existing site trips do

not result in vehicle delay or queuing concerns, even without a left-turn lane. The analysis concluded that a southbound left-turn lane at the study intersection was not necessary. Additionally, staff recommended that the applicant enhance the existing traffic management plan to reduce the vehicular trips to and from the site for the 7:15 to 8:15 a.m. site peak hour, which could be done to help decrease the possible need for a left-turn lane on Ravensworth Road. The applicant has indicated a willingness to implement a carpooling program in order to reduce the number of vehicle trips generated by the school. Staff has recommended a development condition to ensure that the carpooling program is established. Staff also notes that a left-turn lane may be required in the future if/when the applicant seeks additional improvements or uses on the property.

Trail:

The County Trails Plan Map calls for a Major Paved Trail (eight-foot wide) along the east side of Ravensworth Road. Staff recommended a continuation of the trail to the southern property boundary, in conjunction with frontage improvements.

The site contains an eight-foot wide trail from St. Michael's Lane north to the northern property boundary, which was constructed in conjunction with the previous approval. Given the lack of proposed frontage improvements, the applicant requests that a trail not be required to the southern property boundary. Staff concurs.

**VDOT (Appendix 5)**

Right-of-Way:

Staff recommended that right-of-way be dedicated in accordance with the Comprehensive Plan. Right-of-way has been dedicated with the previous approval.

Frontage Improvements:

Staff recommended frontage improvements in accordance with the Comprehensive Plan. Approximately 890 feet of recommended frontage improvements were constructed from St. Michael's Lane northward to the northern property boundary in accordance with the previous approval and in conjunction with the construction of the priests' retirement home. County staff notes that the proposed use would operate under the existing student capacity limit, which was reaffirmed with the previous approval, and would not entail any external physical changes to the campus. Frontage improvements would be more appropriate if new construction were necessary and if the uses were to be intensified above the limits already approved. Under the current proposal, staff

concludes that frontage improvements would not be proportionate to the use requested.

Turning Movements:

Staff recommended a left-turn lane into the site from Ravensworth Road. As discussed above, the applicant's warrant analysis concluded that a southbound left-turn lane at the intersection of Ravensworth Road and St. Michael's Lane was not necessary. As an alternative, the applicant has indicated a willingness to implement a carpooling program in order to reduce the number of vehicle trips generated by the school. The proposed condition of approval is included as Condition #17 in Appendix 1.

**Environmental, Urban Forestry Management (UFM), and Stormwater Management (SWM) Analysis**

Given the lack of external physical changes to the campus, Planning, UFM, and SWM staff had no comments regarding the current proposal.

**ZONING ANALYSIS**

**Lot Size Requirements, Bulk Regulations, and Parking**

<b>R-4 Residential Lot Requirements &amp; Parking (\$3-406, §3-407, &amp; Article 11, Part 1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
<b>Min. Lot Area</b>	8,400 sf	45.24 acres
<b>Min. Lot Width</b>	70 feet	+/- 1,383 feet
<b>Max. Building Height</b>	60 feet	+/- 29 feet
<b>Front Yard</b>	35° angle of bulk plane, not less than 25 feet.	+/- 149 feet
<b>Side Yard</b>	30° angle of bulk plane, not less than 10 feet	+/- 53 feet
<b>Rear Yard</b>	30° angle of bulk plane, not less than 25 feet	+/- 55 feet
<b>Maximum FAR</b>	0.35	0.079
<b>Parking</b>	394	417

### Transitional Screening and Barrier Requirements

Direction	Transitional Screening; & Barrier Requirements	Proposed Screening and Barriers
North (SFA houses, park)	Screening 1; Barrier D, E or F	As previously approved
East (SFD houses)	Screening 1; Barrier D, E or F	As previously approved
South (SFD houses)	Screening 1; Barrier D, E or F	As previously approved
West (SFD houses, SFA houses, church)	Screening 1; Barrier D, E or F	As previously approved

Lot size requirements, bulk regulations, transitional screening and barrier requirements, and parking requirements were considered with the previous approval. The proposal meets all of the lot and bulk requirements of the R-4 district as listed above. The transitional screening requirement along the north, east, and south property lines was modified by the previous approval in favor of that shown on the Special Exception plat. Staff recommends a reaffirmation of the previous modification to the transitional screening requirement along the north, east, and south property lines in favor of the existing vegetation as shown on the Special Exception Amendment plat. Parking requirements have been met.

This property is in an R-4 Residential District. Per Section 3-404-2.B. of the Zoning Ordinance, child care centers and nursery schools are permissible in R-4 Districts as Category 3 Special Exception uses.

### General Special Exception Standards (§9-006)

All special exception uses shall satisfy the following general standards:

*General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan.*

Staff concludes that the proposal, which is located in an area that envisions Institutional uses, is in harmony with the Comprehensive Plan. This standard has been met.

*General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations.*

The R-4 District permits child care centers and nursery schools as special exception uses. These uses would be added to the previously approved Church and Private School of General Education with no change to the maximum number of seats in the church or the maximum daily school enrollment. Two age groups would be added to the K-8 school. Staff feels that the proposed use



meets the general standard since the maximum number of students will not change.

*General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

Staff notes that the proposal would not result in any changes to the site or external changes to buildings and would be harmonious with the surrounding uses. This standard has been met.

*General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

As previously mentioned, FCDOT and VDOT indicated a need for frontage improvements. However, staff feels that the addition of a child care and nursery school with no change to the previously approved maximum school enrollment or existing site layout should not trigger these improvements. A condition of approval has been proposed regarding the implementation of a carpooling program in order to reduce the number of vehicle trips generated by the school. This standard has been met. If the uses intensify in the future, additional transportation improvements may be necessary.

*General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance. These issues have been addressed with the previous approval. Parking calculations have been updated to reflect the proposed uses. This standard has been met.*

*General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance. Per the previous approval, any new signs would be required to be in conformance with Article 12 of the Zoning Ordinance.*

### **Standards for All Category 3 Uses (§9-304)**

*The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the zoning district in which located, comply with performance standards, and be subject to Site Plan review. As previously*

mentioned, the applicant merely proposes to add a child care and nursery school to an existing church and school with no changes to the maximum number of seats in the church, the maximum enrollment of the school, or the site layout. According to the Bulk Standards chart above, the proposal meets these standards.

### **Additional Standards for Child Care Centers and Nursery Schools (§9-309)**

Standard 1 states the following: "In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards."

The applicant has designated three areas as usable open space. These areas are annotated on Sheet 2 of the SEA Plat. The open space areas total approximately 114,000 square feet (sf), which fulfills the usable open space requirements of both §9-309 and §9-310, which require a total of 104,950 sf. Major grassy play areas are located both west and east of the junior school. A smaller fenced playground is located south of the junior school. This standard has been met.

Standard 2 states the following: "All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director." The applicant has completed a turn lane warrant analysis and intersection assessment for the proposed use at the intersection of Ravensworth Road and St. Michael's Lane, as described above. The church and school have direct access onto a public right-of-way. This standard has been met.

Standard 3 states that "[a]ll such uses shall be located so as to permit the pick-up and delivery of all persons on the site." The proposed uses would use an existing student drop-off and pick-up location adjacent to a covered building entrance. This standard has been met.

Standard 4 states that "[s]uch use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia." The applicant

would be required to comply with all applicable regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**Additional Standards for Private Schools of General Education and Private Schools of Special Education (§9-310); Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School (§9-314)**

As previously mentioned, the applicant proposes to add child care and nursery school uses to a previously approved Private School and Church. No changes are proposed to the school or church and the development conditions associated with those uses are proposed to be carried forward with this application. Since the child care and nursery school do not intensify the previous maximums, the addition of these uses will not affect the previously approved analysis of these standards from SE 2006-MA-031. Staff feels that these standards will continue to be met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Given that the proposed use would be housed in the existing junior school building, that the proposed use would operate under the approved student capacity limit of 370 students, and that no structural improvements or exterior construction is planned, staff concludes that the proposal would have no discernible impact on the surrounding area.

Furthermore, staff concludes that the proposed preschool and child care center are logical extensions of the school's current academic program and would enhance learning opportunities. Although the student complexion would be refined though the addition of a nursery school and day care center, the intensity of the approved uses would not increase above the levels reaffirmed in 2007.

Staff concludes that the proposed uses would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends approval of SEA 2006-MA-031 subject to the development conditions dated March 20, 2013.

Staff recommends reaffirmation of the previous modification to the transitional screening requirement along the north, east, and south property lines in favor of the existing vegetation as shown on the Special Exception Amendment plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. FCDOT - Transportation Analysis
5. VDOT - Transportation Analysis
6. Applicable Zoning Ordinance Standards
7. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

SEA 2006-MA-031

March 20, 2013

If it is the intent of the Board of Supervisors to approve SEA 2006-MA-031 located at 4601 Ravensworth Road, Tax Map 71-1 ((9)) 7A, to permit an amendment to SE 2006-MA-031, previously approved for a congregate living facility (priests' retirement home), place of worship, and private school of general education, to permit the addition of a nursery school and child care center pursuant to Sect. 3-404 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions. (Those conditions carried forward from the previous approval are marked with an asterisk\*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Amendment Plat, Saint Michael's Parish," prepared by Land Development Consultants, Inc. and dated October 17, 2012, and revised through March 12, 2013, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The congregate living facility shall only be utilized for residential purposes by retired and current priests, staff, and persons properly authorized by the Bishop of the Catholic Diocese of Arlington, with a maximum of 21 permanent residents at any one time.\*
5. The maximum number of church seats in the main area of worship shall be limited to 1,254. Parking shall be provided onsite as shown on the SE plat.\*
6. All replacement or new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. There shall be no uplighting on site, including any sign or building. The height of any fixture shall be measured from grade to the top of the fixture.\*
7. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.\*

8. The Applicant shall submit a tree preservation plan as part of all site plans. The tree preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management ("UFM"). The Applicant shall provide a copy of the Tree Preservation Plan to FCPA for review and comment, upon submission of such plan to DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, located on the Application Property that are located up to 25 feet to either side of the limits of clearing and grading shown on the SE Plat. At a minimum, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SE Plat. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.\*

- a. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance in tree preservation areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFM. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.\*
- b. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading in the areas of tree preservation marked with a continuous line of flagging prior to the walk-through meeting with the UFM to be held prior to any clearing and grading. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location and/or design of priests' retirement home, including a requirement for additional retaining walls in excess of two feet in height. Trees within the preservation areas that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and

associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.\*

- c. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE plat, subject to allowances specified in these proffered conditions and for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.\*
- d. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets, as may be modified by Par. f below. All tree protection fencing shall be installed after the tree preservation walkthrough meeting described in Par. c above, but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES and the Mason District Supervisor shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.\*
- e. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: ( 1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFM representative shall be informed when all root pruning and tree protection fence installation is complete.\*

- f. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor on-site all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM. The Mason District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described in Par. c. above.\*
- g. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 6 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/ site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.\*
- h. At the time of the respective public improvement/site plan approvals, the Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 16. h. above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the Bonded Trees. The cash bond shall consist of 33% of the amount of the letter of credit. At any time prior to final bond release the priests' retirement home, should any Bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the priests' retirement home any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.\*
- i. Native Plant Transplantation. The intent of this Par. is to facilitate an opportunity to rescue native plant species from areas of the Application Property to be cleared (but not from tree preservation areas) before the initiation of land disturbing activities. Except for the conditions identified below, the implementation of this proffer will in no way interfere with the land development



process after approval of this Application. To that end, the Applicant shall work with the Fairfax County Urban Forest Management to coordinate an opportunity for the removal and transplantation of native plant species located outside tree save areas on the Application Property. In order to facilitate the rescue and transplantation of native plants prior to the initiation of land disturbing activities the Applicant will mark the general area of the tree save areas within 30 days after approval of this Application and will notify the Mason District Supervisor's office and provide reasonable opportunity for Urban Forestry Management and/or third parties under their direction to access the Application Property and remove vegetation that is not proposed to be saved. Such right of access shall be subject to the party seeking access maintaining reasonable insurance and providing indemnification to the Applicant and the landowners against all risk of loss, damage, injury or death resulting from such access and/or the transporting of vegetation from the Application Property. The Applicant will notify the Mason District Supervisor's office again at the time of second site plan submission for the first site plan/public improvement plan submitted for the Application Property. The marking of the tree save areas and provision of notice as required herein shall fully satisfy the Applicant's obligations under this proffer.\*

9. The limits of clearing and grading shall be strictly adhered to and shall disturb no more land than shown on the special exception plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. The extent of clearing and grading of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities for construction, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.\*
10. Any landscaping proposed on site, including the transitional screening, shall be approved by UFM and shall utilize native shrubs, trees and grasses, to the greatest extent possible, to provide a naturalized landscape environment.\*
11. Stormwater Management (SWM)/Best Management Practices (BMP) shall be provided as depicted on the SE Plat, as determined by DPWES.\*
12. The existing "St. Michael's Catholic Church" sign located in the northeast quadrant of the intersection of Saint Michael's Lane and Ravensworth Road may remain. The applicant shall obtain a sign permit for any proposed new sign in accordance with the provisions of Article 12 of the Zoning Ordinance. Any illumination of the sign(s) shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.\*
13. The total maximum daily enrollment in the private school of general education, nursery school, and child care center shall not exceed 370 students.

14. The private school of general education, nursery school, and child care center's maximum hours of operation shall be 7:30 a.m. to 7:00 p.m., Monday through Friday.
15. Prior to the issuance of the Non-RUP for priests' retirement home, the applicant shall construct the entrance off of Ravensworth Road into the site to align with the adjacent cross street as shown on the SE plat.\*
16. The trail within the proposed tree save area shall be constructed as generally shown on the SE Plat with the final location being approved by UFM to minimize impacts to existing vegetation.\*
17. The applicant shall designate a carpool coordinator to administer and encourage participation in a carpool program designed to reduce the number of vehicle trips to and from the school during peak hours as a mechanism to minimize daily vehicular trips. The name of the carpool coordinator shall be provided to the Fairfax County Department of Transportation (FCDOT) within 30 days after the approval of this application and at any such time as the coordinator changes. A carpool program shall be submitted to FCDOT within 90 days after the approval of this application. An annual report shall be submitted to FCDOT in October of each year that demonstrates through surveys or other means of data collection how the number of vehicle trips to and from the school have been reduced. After the first three years of annual reports, these reports may be provided every two or three years, or not at all if mutually agreed to by the applicant and FCDOT.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: February 26, 2013  
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one) ☐ applicant  
☒ applicant's authorized agent listed in Par. 1(a) below

1193086

in Application No.(s): SEA 2006-MA-031  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Michael Catholic School and Church)	200 North Glebe Road, Suite 704 Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 71-1 ((9)) 7A
Agents: Mark J. Anthony Mark E. Herrmann Sister Therese E. Bauer Norah Michelle Kennedy Rev. Jerry J. Pokorsky		Agent Attorney/Agent Agent Agent Agent

(check if applicable)

☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**DATE: February 26, 2013  
(enter date affidavit is notarized)

1193086

for Application No. (s): SEA 2006-MA-031  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Land Development Consultants, Inc.	10805 Main Street, Suite 700 Fairfax, Virginia 22030	Engineer/Agent
Agent: John C. Manganello		
M.J. Wells & Associates, Inc.	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Agents: Robin L. Antonucci William F. Johnson		

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

## SPECIAL EXCEPTION AFFIDAVIT

DATE: February 26, 2013  
(enter date affidavit is notarized)

1193086

for Application No. (s): SEA 2006-MA-031  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

David J. Bomgardner, E. Andrew Burcher, Garth M. Wainman, Nan E. Walsh,  
 Thomas J. Colucci, Michael J. Coughlin, Martin D. Walsh  
 Peter M. Dolan, Jr., Jay du Von, William A.  
 Fogarty, John H. Foote, H. Mark Goetzman,  
 Bryan H. Guidash, Michael D. Lubeley,  
 J. Randall Minchew, M. Catharine Puskar,  
 John E. Rinaldi, Kathleen H. Smith,

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: February 26, 2013

(enter date affidavit is notarized)

1193086

for Application No. (s): SEA 2006-MA-031

(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Land Development Consultants, Inc.  
10805 Main Street, Suite 700  
Fairfax, Virginia 22030

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John C. Manganello, Sole Shareholder

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee  
Stock Ownership Trust. All employees are  
eligible plan participants; however, no one  
employee owns 10% or more of any class of  
stock.

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a  
"Special Exception Attachment to Par. 1(b)" form.

## SPECIAL EXCEPTION AFFIDAVIT

DATE: February 26, 2013  
(enter date affidavit is notarized)

1193086

for Application No. (s): SEA 2006-MA-031  
(enter County-assigned application number(s))

- 1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)  
None

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: February 26, 2013  
(enter date affidavit is notarized)

for Application No. (s): SEA 2006-MA-031  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.



**SPECIAL EXCEPTION AFFIDAVIT**DATE: February 26, 2013

(enter date affidavit is notarized)

1193086

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

None

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

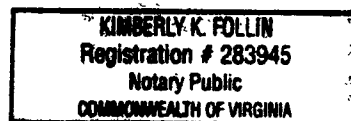
(check one)

☐ Applicant☒ Applicant's Authorized AgentLynne J. Strobel, attorney/agent

(type or print first name, middle initial, last name, and &amp; title of signee)

Subscribed and sworn to before me this 26 day of February, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2015



Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@arl.thelandlawyers.com](mailto:lstrobel@arl.thelandlawyers.com)

WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

RECEIVED  
Department of Planning & Zoning

OCT 23 2012

Zoning Evaluation Division

October 23, 2012

Via Hand Delivery

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Special Exception Amendment Application (SEA 2006-MA-031)  
Applicant: The Most Reverend Paul S. Loverde, Bishop of the Catholic  
Diocese of Arlington, Virginia and his successors in office  
St. Michael Catholic Church and School

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special exception amendment application to add a nursery school and child care to St. Michael Catholic Church (the "Church") and School (the "School").

The Applicant is the owner of approximately 45.24 acres identified among the Fairfax County tax assessment records as 71-1 ((9)) 7A (the "Subject Property"). The Subject Property is located on the east side of Ravensworth Road between Little River Turnpike and Braddock Road. Surrounding development consists primarily of established residential developments, both single family detached homes and townhouses. The Subject Property is zoned to the R-4 District, and is located in the Mason Magisterial District.

Existing improvements on the Subject Property consist of a place of worship, with related facilities, school buildings, a convent, and a priests' retirement home that is defined by the Fairfax County Zoning Ordinance (the "Zoning Ordinance") as a congregate living facility. The original Church building was constructed in 1960, which predates the requirement in the Zoning Ordinance for special exception or special permit approval. The land use approvals on the Subject Property date back to 1962, when a special permit was approved by the Board of Zoning Appeals for the operation of a private school. Most recently, on June 4, 2007, the Board of Supervisors approved SE 2006-MA-031 for the addition of a priests' retirement home subject to 18 development conditions. The approval permits the continued operation of a place of worship and private school of general education.

The School currently offers education to children in kindergarten through eighth grade. The Applicant is proposing to add a pre-school program to the School that will serve three (3)

and four (4) year olds. The pre-school will meet the definition of nursery school as defined by the Zoning Ordinance and is intended to complement the Applicant's existing education curriculum. The approved development conditions limit maximum daily enrollment in the existing school to 370 children. The Applicant does not propose to increase the total number of children that may be enrolled in educational classes on the Subject Property. While interior renovation will be required to accommodate the nursery school, the Applicant does not propose any structural improvements to the existing facilities. The size of the existing facilities is sufficient to accommodate a nursery school in accordance with building code and state licensing requirements. In addition, there are no changes proposed to the operation of the existing place of worship, the existing private school of general education, the convent or the priests' retirement home. The uses will continue to operate as currently approved.

The Subject Property is located within the Ossian Hall Community Planning Sector of the Annandale Planning District in the Area I of the Fairfax County Comprehensive Plan (the "Plan"). There are no specific land use recommendations for the development of the Subject Property, however, the Plan generally encourages development of compatible uses and intensities to existing development. The Plan does include a general recommendation that uses requiring special permit and special exception approval should be rigorously reviewed, and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. Places of worship and schools are generally accepted as compatible uses within residential areas. In addition, the Church and School are an established part of the community and the maximum permitted school enrollment will not increase with the addition of a nursery school. As the Applicant does not propose any changes to its existing facilities, thereby retaining existing setbacks and buffers, there will be no impacts on the adjacent residentially developed properties. Therefore, the proposal is in harmony with the recommendations of the Plan, will not adversely impact adjacent uses, and is compatible with surrounding development.

In accordance with the Zoning Ordinance requirements of Section of 9-011, please accept the following information regarding the special exception amendment application:

- The type of operation will continue to be a place of worship with related facilities, a private school of general education offering instruction from kindergarten to eighth grade, and a priests' retirement home. Supervised care is offered to students enrolled in the School before and after classes, which may be classified as child care. The Applicant proposes to add a nursery school to serve three (3) and four (4) year olds. A morning and afternoon session is proposed. The existing operation of the Church, School and priests' retirement home is not intended to be altered.
- The hours of operation, existing and proposed, are as follows:
  - Mass Schedule: Saturday – 5:00 p.m.  
Sunday – 7:45 a.m., 9:00 a.m., 10:30 a.m., and 12:00 p.m.

The Church offers programs typically found in association with a place of worship including religious education, community outreach, and other activities. The Church also accommodates funeral masses, receptions, weddings, baptisms and other special religious services as needed to serve its members. These activities may occur in the evenings or on weekends.

- Private School of General Education: Monday through Friday – 7:30 a.m. to 7:00 p.m.  
Some students participate in before and after school programs that are offered in addition to the standard school day. There are no changes proposed to the existing conditions.
- Nursery School: Monday through Friday -  
8:15 a.m. – 11:15 a.m. – morning session  
12:00 p.m. – 3:00 p.m. – afternoon session  
Programs will be tailored to the age of the children.  
It is anticipated that three (3) year olds will attend two (2) sessions a week, and four (4) years olds will attend three (3) sessions a week.
- The hours of operation for the convent and priests' retirement home are twenty-four (24) hours a day, as these are residential uses.
- Approximately 879 families are currently registered as parishioners at the Church. Attendance at religious services varies by the time and day of the service or event. The maximum number of parishioners attending services at the place of worship is approximately 400 to 800 depending on the time of the mass. The most heavily attended masses are 10:30 a.m. and 12:00 p.m. on Sunday. The maximum number of seats in the main area of the place of worship will continue to be 1,254. The maximum daily enrollment for the private school of general education and nursery school combined is proposed to be 370 children. There is no increase in the total daily enrollment of the School with the addition of the nursery school. The priests' retirement home will continue to have no more than 21 permanent residents at one time. The convent currently accommodates four (4) residents, but has a maximum capacity of nine (9) residents.
- The Church is currently served by six (6) priests, a religious education director, a choir director, and a number of part-time office staff. The School employs a principal, a school secretary and assistant, a cafeteria manager, a counselor, a librarian, a nurse, teachers, assistant teachers, and office staff. The maximum number of employees for the private school of general education and nursery school combined is 36. The priests' retirement home includes one (1) staff member who resides on the premises. Two (2) other employees provide services, such as cleaning and maintenance, but do not live on-site.

- The proposed improvements will have no adverse impacts on traffic patterns. There are no changes proposed to the number of sanctuary seats or masses held at the Church. During the most heavily attended masses on Sunday approximately 600 vehicle trips in the peak hour will be associated with the Subject Property. These vehicle trips are during off-peak commuter travel hours when the roads have the least amount of traffic. All trips to the School and nursery school will be by private vehicle. The School currently operates a carpool program that minimizes the number of daily vehicle trips to the Subject Property during the week. The number of vehicle trips is also minimized as families often enroll several siblings in the School. Lastly, the arrival and departure of vehicles is staggered as some students participate in before and/or after school activities. The current a.m. peak hour for vehicular traffic arriving at the School during the week is approximately 7:15 a.m. to 8:15 a.m. when approximately 250 vehicles enter and leave the Subject Property, which equates to 500 trips. The p.m. peak hour is from approximately 2:45 p.m. to 3:45 p.m. As more students participate in after school care and activities, approximately 150 vehicles are entering and leaving the Subject Property during the peak, which equates to 300 trips. A pick-up and drop-off area is located on the interior of the Subject Property and vehicles do not stack onto Ravensworth Road. The traffic generated by the priests' retirement home is minimal as all residents are retired.
- The Church and School serve a radius of approximately 10 to 12 miles including Fairfax and Annandale. The general area served by the priests' retirement home is the Washington Metropolitan area.
- All existing buildings will remain and there are no proposed structural improvements to buildings located on the Subject Property. Existing buildings associated with the Church and School are constructed in a traditional architectural style of brick and masonry materials. The priests' retirement home is residential in appearance and is constructed of brick and wood framing.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as may have been previously approved and as noted on the special exception plat.

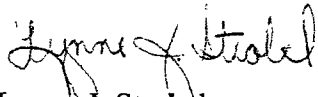
The Applicant's proposal for a nursery school is a logical extension of its existing education program. A nursery school creates an opportunity for children who will attend the private school of general education to assimilate to the established daily curriculum. In addition, the Applicant's proposal will provide a much needed and valued service to the surrounding community. A convenient and quality pre-school program is increasingly important to Fairfax

County residents. St. Michael Catholic Church and School is a long-established asset to the surrounding community, and the Applicant's proposal will complement its existing operations.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your assistance and cooperation.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in cursive script, appearing to read "Lynne J. Strobel".

Lynne J. Strobel

LJS/kae

cc: Mark Anthony  
Mark Herrmann  
Father Pokorsky  
Michelle Kennedy  
Sister Therese Bauer  
Kathleen McNutt  
John Manganello  
Martin D. Walsh

{A0535474.DOCX / 1 Statement of Justification 000714 000032}



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 20, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 2006-MA-31)

**SUBJECT:** Transportation Impact

**REFERENCE:** SEA 2006-MA-31; St. Michael Catholic Church and School (The Most Reverend Paul S. Loverde)  
Traffic Zone: 1417; Land Identification Map: 71-1 ((09)) 7A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat with various PE Stamp dates of November 2012, October 10, 2007 and May 23, 2007.

The applicant requests an amendment to add a nursery school for three and four year olds without increases the approved daily enrollment.

This department has reviewed the subject application and offers the following comments:

- 1) The applicant should provide a left turn warrant analysis for a possible left turn lane on Ravensworth Road at St. Michaels Lane. (If warranted the applicant should provide the subject left turn lane.)
- 2) Per the trails plan and per the Public Facilities Manual (PFM) (for a sidewalk to/from ¼ mile of a school), the applicant should provide a pedestrian access along Ravensworth Road from St. Michael's Lane to the southern portion of their site. The applicant can submit a waiver to FCDOT for the subject trail.
- 3) It is advisable for the applicant to further enhance their existing traffic management plan to further reduce the vehicular trips to/ from the site for the 7:15 am to 8:15 am site peak hour. This could be done to help decrease the possible need for a left turn lane on Ravensworth Road.
- 4) The applicant has to respond to the VDOT comments per memo dated January 16, 2013.

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400 Fairfax, Virginia,  
22033-2895  
phone: (703) 877-5600 TTY: (703) 877-5602  
Fax: (703) 877 5723  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





## COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

January 16, 2013

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** SEA 2012-MA-031 St. Michael Catholic School and Church  
Tax Map # 71-1((09))0007A

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on January 9, 2013, and received January 14, 2013. The following comments are offered:

1. Right of way should be dedicated in conformance with the County Comprehensive Plan.
2. Frontage improvements should be constructed in conformance with the County Comprehensive Plan.
3. A left turn lane should be provided into the site from Ravensworth Road.
4. The plan should clearly indicate what physical changes are occurring with this request.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezoning2006-MA-031sea1StMichaelCh&School1-16-13BB

We Keep Virginia Moving



**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

**9-304 Standards for all Category 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-309 Additional Standards for Child Care Centers and Nursery Schools**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
  - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
  - C. Only that area which is developable for active outdoor recreation purposes.
  - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

### **9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

- A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
- B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.

- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
- 2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
- 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**9-314 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School**

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 309 and 310 above.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

# **Abbreviations Commonly Used in Staff Reports**

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		